

Kirkland ARC

Presentation to City Council

March 17, 2015



ARC Project History



● PAST ● FUTURE

Council Resolution R-5076

Directed Staff To...

1. Further investigate potential sites
2. Demonstrate successful integration into Juanita Beach Park
3. Conduct broad outreach to inform, solicit siting preference, and level of support

Council Resolution R-5076

Directed Staff To...

4. Explore partnership opportunities
5. Explore potential financing mechanisms
6. Provide a report to City Council with recommendations from Park Board

Site Investigation

Privately-Owned Properties

Site Criteria

What makes a good recreation center site?

- Adequate size and configuration
- Site aesthetics / natural beauty
- Appropriate neighborhood context and scale
- Compatible with surrounding land uses
- Located in or near neighborhoods
- Strong indoor – outdoor connection
- Easily accessible by cars, pedestrians, cyclists, and public transportation

Site Criteria

What makes a good recreation center site?

- Adequate parking capacity
- Centrally located with access to I-405 and the Cross Kirkland Corridor
- Prominent siting and visibility and public presence
- Availability of utilities
- Conformity to city's zoning and land use policies
- Good soils and topography for construction

Search Locations

- In or Near Totem Lake Mall
- Near Justice Center
- West of I-405
- PAR MAC Industrial Zone





Totem Lake Site

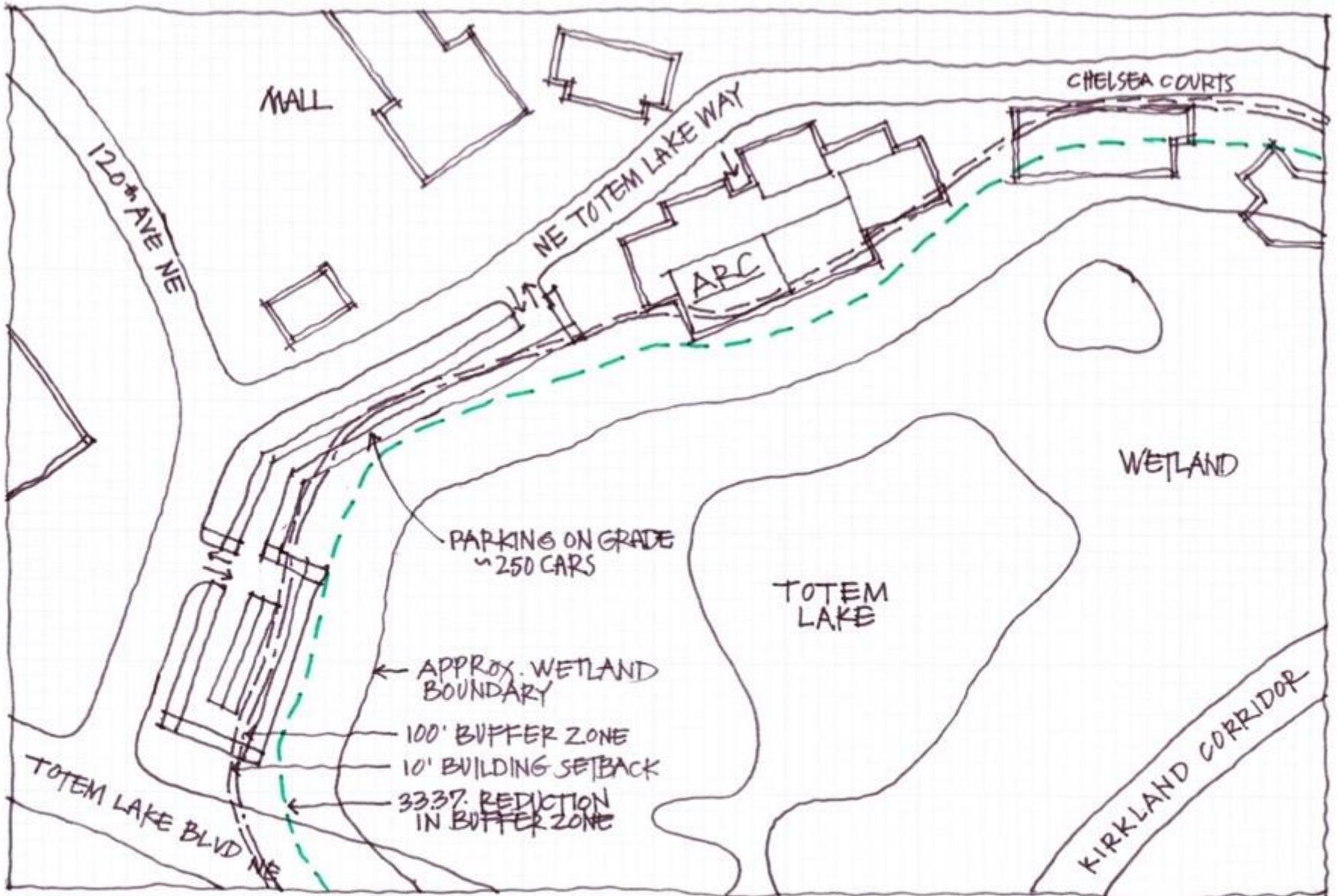
Totem Lake Site

CB Ellis Evaluation

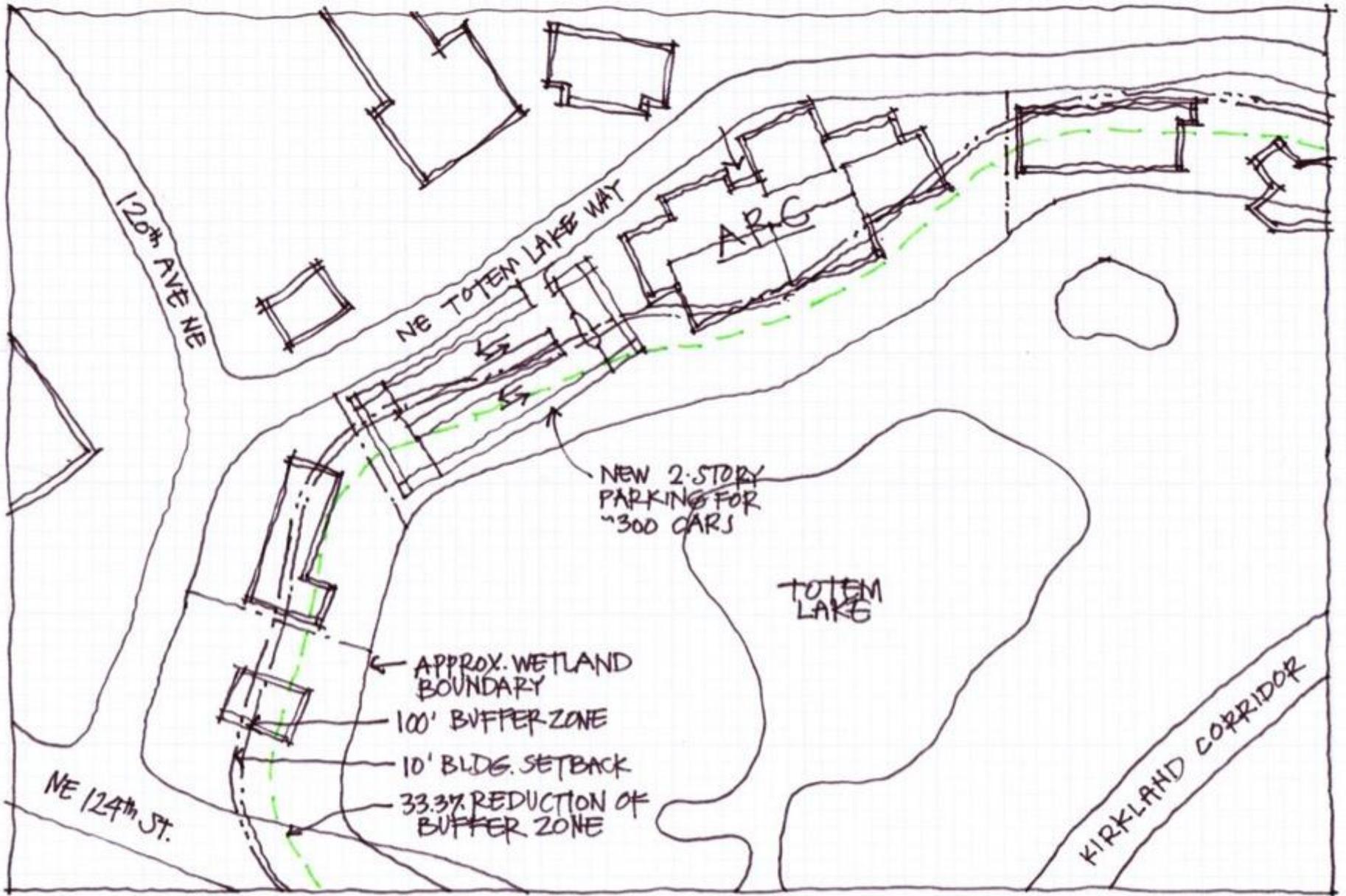
Property Address	B of A: 1242 Totem Lake Blvd SEA-EYE BLDG CORP (Veloce): 12512 120th Ave. Carlton: 12233 NE Totem Lake Way
Size	5.79 Acres 7.39 Acres (incl. Yuppie Pawn)
2015 Assessors Value	\$7,957,433
Feedback on Owner Contact	Carlton Inn and strip mall have been contacted and are interested in further discussion. Have not been successful in contacting Bank of America property owner.
Advantages	Proximity to Totem Lake Mall and CKC Transit Access CKC Access
Known Challenges	Wetland buffers limit parking Poor soil conditions

Totem Lake Site

- Site is narrow so building configuration must change
- Parking for 240-250 cars
- 100 ft. buffer required
- Underground vault for storm water
- Good access to public transit
- Under Growth Management Act Update buffer with might increase



Totem Lake Site Plan



Totem Lake Site Plan – Option 2



Christ Church Site

Christ Church Site

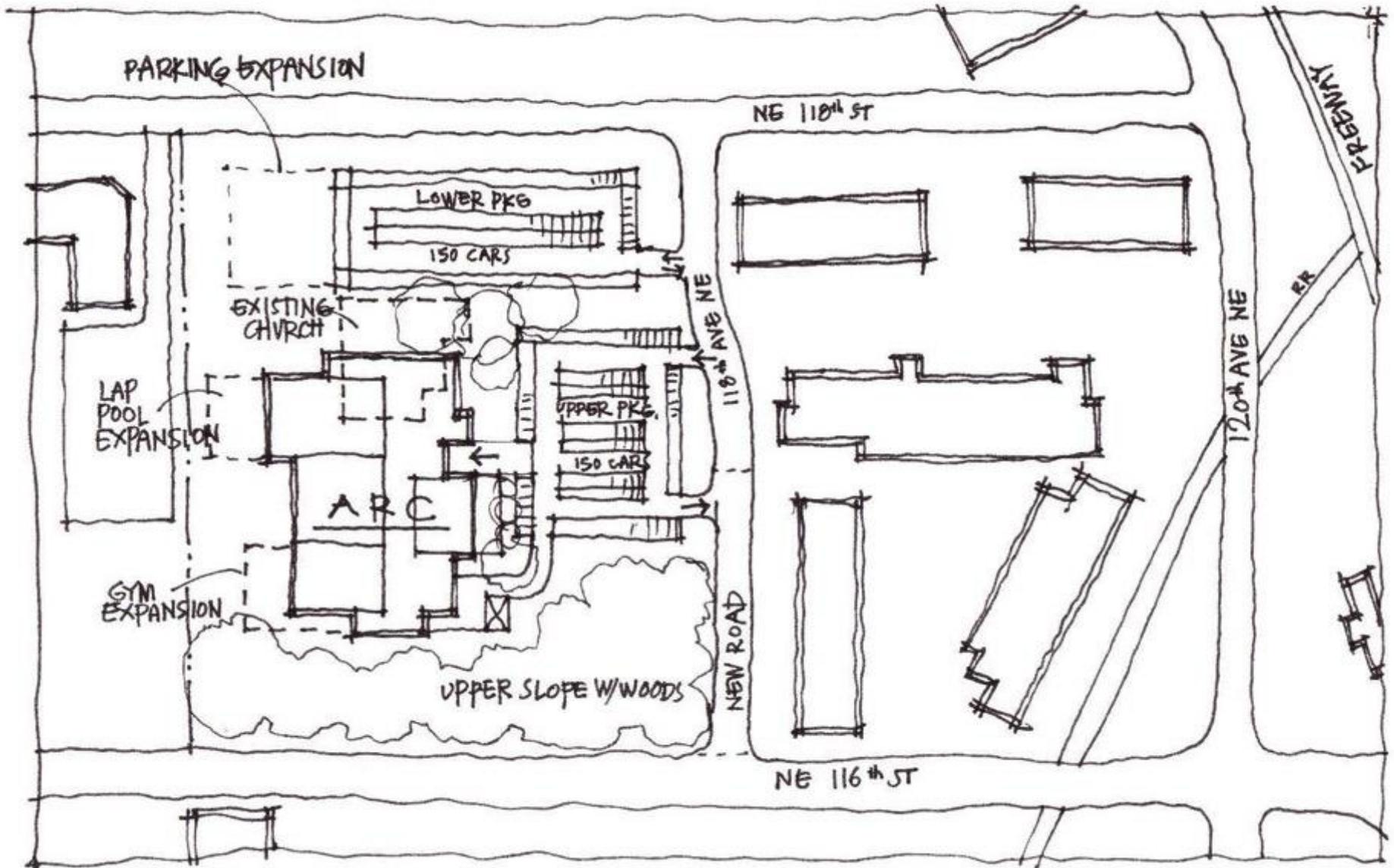
CB Ellis Evaluation

Property Address	11725 NE 118th St.
Size	12 Acres
2015 Assessors Value	\$8,854,600
Feedback on Owner Contact	Owner has been contacted and are interested in further discussion
Advantages	Parcel size/setting Proximity to the Kirkland Justice Center CKC Access Near I-405
Known Challenges	Road extension required Steep slope on part of property

Christ Church Site

Location: NE 118th St. & 118th Ave. NE

- 12 acres with 20% unbuildable
- Sufficient size for building and 300 parking stalls
- Can accommodate expansion
- Adjacent uses – light industrial
- Not proximate to residential
- Desirable to extend 118th Ave. NE to 116th St.



Christ Church Site Plan



Kingsgate Park & Ride Site

Kingsgate Park & Ride

CB Ellis Evaluation

Property Address	13001 116th Way NE
Size	8.24 Acres
2015 Assessors Value	\$6,101,800
Feedback on Owner Contact	Attempts have been made to contact the correct property representative
Advantages	Near I-405 Good visibility
Known Challenges	Likely incompatible with WSDOT plans Not centrally located

Kingsgate Park & Ride

Location: 116th Ave. NE & NE 128th St.

- 8.24 acre property
- Irregularly-shaped site
- Adjacent to I-405
- Currently owned by WSDOT
- Adequate capacity for building and parking
- Issues of noise and air pollution



Kingsgate Site Plan



PAR MAC Industrial Zone

PAR MAC Industrial Zone

CB Ellis Evaluation

Property Address	10822 117th Place NE
Size	7.15 Acres
2015 Assessors Value	\$11,257,200
Feedback on Owner Contact	Owner has been contacted, no interest in selling the property at this time
Advantages	Near I-405 Adjacent to CKC
Known Challenges	No transit to the site

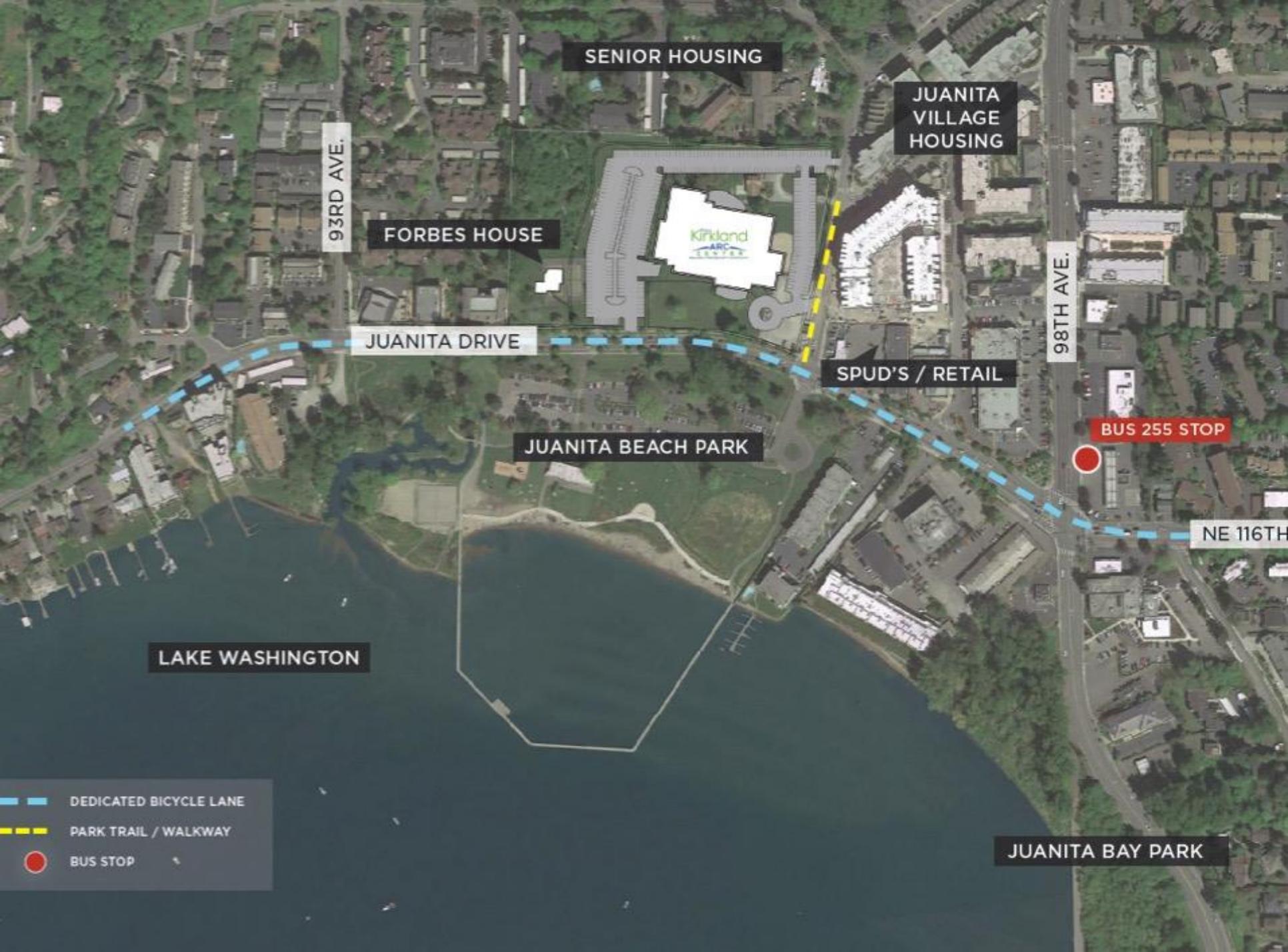
PAR MAC Industrial Zone

Location: 10822 117th Place NE

- Not studied further as the property owner has no interest in selling

City Owned Sites

- Juanita Beach Park - north side
- North Kirkland Community Center and park site



SENIOR HOUSING

JUANITA VILLAGE HOUSING

93RD AVE.

FORBES HOUSE

Kirkland
ARC
CENTER

JUANITA DRIVE

98TH AVE.

SPUD'S / RETAIL

JUANITA BEACH PARK

BUS 255 STOP

LAKE WASHINGTON

NE 116TH

JUANITA BAY PARK

-  DEDICATED BICYCLE LANE
-  PARK TRAIL / WALKWAY
-  BUS STOP



JUANITA CREEK

RELOCATED FORBES HOUSE

NORTH PARKING: 290 CARS

KIRKLAND ARC CENTER

DROP-OFF

N.E. 97TH AVENUE

JUANITA DRIVE

ENTRY PLAZA

WATER QUALITY MARSH

JUANITA CREEK

SOUTH PARKING: 220 CARS

BATH HOUSE

PICNIC SHELTER

COMMUNITY COMMONS

PLAYGROUND

BEACH VOLLEYBALL

BEACH

BOAT LAUNCH

BEACH

BEACH

SWIMMING AREA







North Kirkland Community Center

- Option 1 - Build on NKCC site only
- Option 2 – Close part of 103rd Ave NE



NKCC Option 1



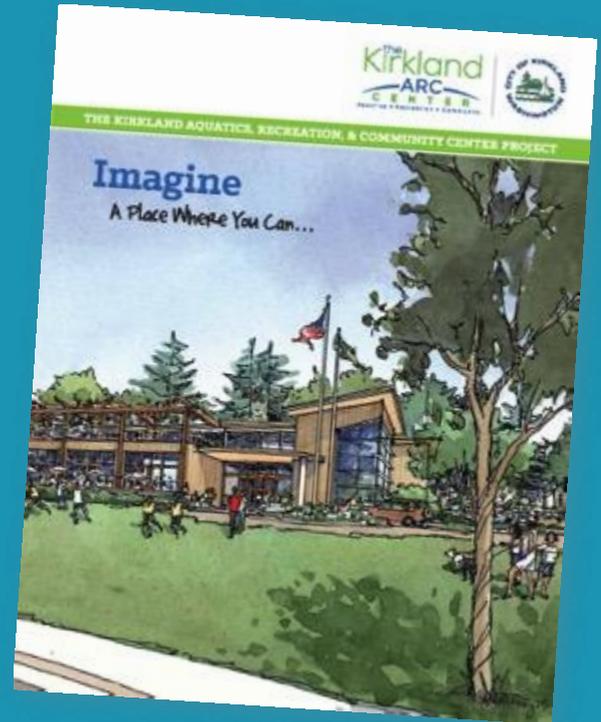
NKCC Option 2

Public Engagement

Public Engagement

Over 50,000 Contacts

- Neighborhood meetings
- Open house events
- Virtual Open House
- Textizen survey
- Mailer to 40,000 homes
- Statistically valid survey



Virtual Open House

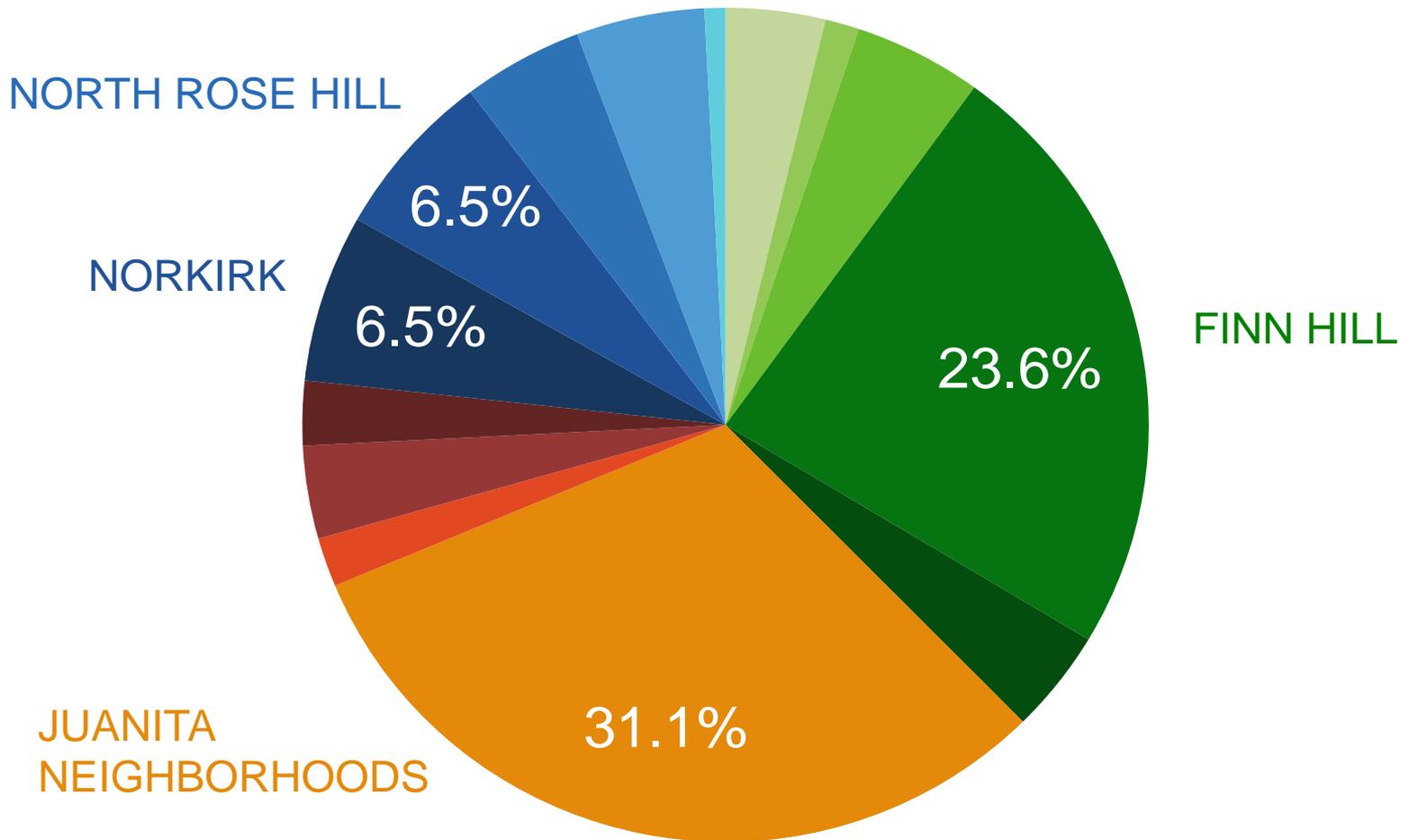
Site Analytics & Survey Responses

- 2,554 total visitors
- 688 questionnaire responses
- All neighborhoods represented



Virtual Open House

If yes, which neighborhood do you reside?



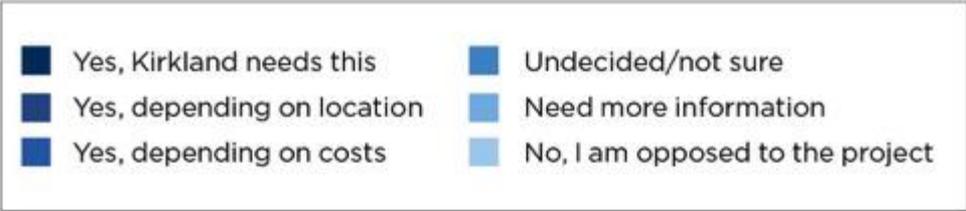
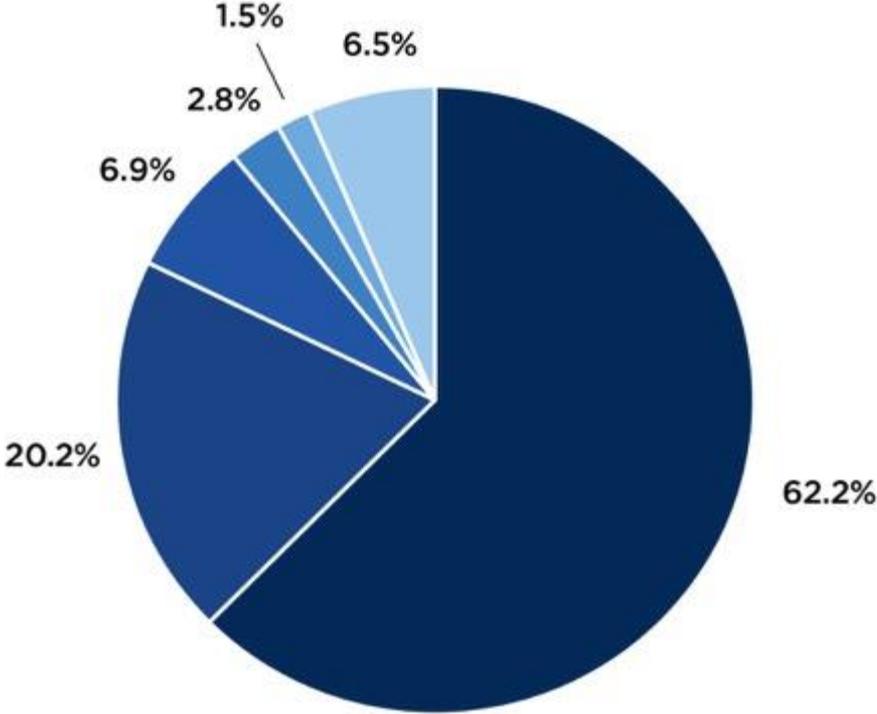
Virtual Open House

Question 6: Should the city proceed with developing plans for a new aquatics, recreation and community center?

Yes, Kirkland needs this	62.2%
Yes, depending on location	20.2%
Yes, depending on costs	6.9%
Undecided/not sure	2.8%
Need more information	1.5%
No, I am opposed to the project	6.5%

Virtual Open House

Q6: Should the city proceed with developing plans for a new aquatics, recreation and community center?



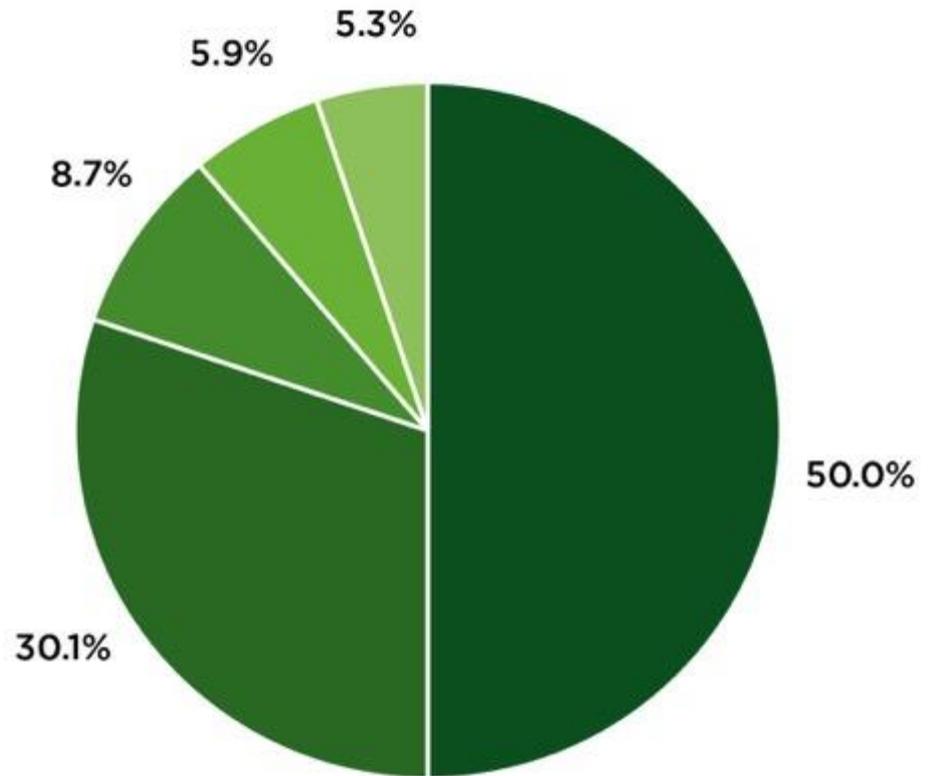
Virtual Open House

Question 7: Which would be your preference for the location of the ARC?

Use Juanita Beach Park	50.0%
Seek a private property site, even if adds \$10-\$20 million	30.1%
Undecided/not sure	8.7%
Need more information	5.9%
Neither, I am opposed to the project	5.3%

Virtual Open House

Q7: Which would be your preference for the location of the ARC?



- | | |
|---|---|
|  Use the city-owned property at Juanita Beach Park |  Undecided/not sure |
|  Seek a private property site |  Need more information |
| |  I am opposed to the project |

Textizen Survey

- Responses submitted via text message
- 3 Questions
- 1,155 participants
- Completion rate of 80.1%



Share Your Opinions By Text Message!

Should the City proceed with developing plans for a new aquatics, recreation and community center?

A Yes, Kirkland needs this **D** Undecided / not sure
B Yes, depending on location **E** Need more information
C Yes, depending on costs **F** No, I am opposed to the project

Compose text message to:
1-206-504-2267

In your phone's messaging field, type in the letter of your answer (A, B, C, D, E, or F) and hit send!

Text the letter of your answer to 1-206-504-2267

Textizen Text the letter of your answer to have your response recorded.
Your privacy is important to us. We won't sell or share your phone number. More info: textizen.com/privacy. Standard text msg rates apply.

Textizen Survey

Question 1: Should the city proceed with developing plans for a new aquatics, recreation and community center?

Yes, Kirkland needs this	65%
Yes, depending on location	14%
Yes, depending on costs	7%
Undecided/not sure	1%
Need more information	2%
No, I am opposed to the project	12%

Public Opinion Survey

EMC Research

Park Board Recommendation to City Council



Park Board Recommendations

Five Recommendations

1. Facility components
2. Siting – City-owned
3. Siting - Search for privately-owned site
4. Project timing
5. Partnerships

1. Facility Components

Base Program 86,700 Sq. Ft.

- 32-Meter Pool
- Recreation Pool
- Gymnasium
- Fitness Room
- Wood Floor Studios
- Activity Room
- Community Hall
- Party Room
- Child Watch
- Arts & Enrichment Rooms

Base Program Cost Recovery

	ARC (AVERAGE)
Cost Recovery	104%
Annual Expenses	\$3,559,000
Annual Revenue	\$3,693,000
Operating Net Revenue/Surplus	\$135,000

- Includes Building and Maintenance Reserve Fund
- Includes Capital Outlay for Equipment Replacement
- Eliminates NKCC General Fund Support

Additional Components

2-Court
Gymnasium



\$2,348,500

Indoor
Track



\$578,000

50-Meter
Pool



\$3,845,000

Roof
Deck



\$430,000

2. Siting: City-Owned Sites

“Park Board recommends that the Juanita Beach Park and NKCC Park sites be permanently removed from consideration for the ARC Center.”

3. Siting: Search for Privately Owned Site

“That the City continue to aggressively pursue and secure privately-owned property in the Totem Lake Area.”

4. Project Timing

“That the City should continue to work diligently, responsibly and decisively with the community to consider a voter-approved ballot measure to fund and build the ARC as early as the City Council deems prudent.”

5. Partnerships

“Continue to seek strong community partners for the ARC, but should be prepared to move forward to maintain project momentum and complete the project in timely manner.”

Policy Questions:

1. Does the Council wish to continue exploring a ballot measure for the ARC in 2015 or 2016?
2. If so, which sites, if any, should be removed from consideration as possible locations for the ARC Center?

Policy Questions:

3. What further information would the Council like on funding options and timing?
4. Would the Council like any further public outreach or survey work conducted?
5. Any other information that the Council would like from staff and the Park Board?

Questions